City Real Estate.

Last week's brokerage market continued to reflect the widening activity that became apparent a fortnight ego. Despite the loss of a working day the week's business exceeded that of the preceding week by a broad marconditions are ripe for an extensive move-ment in real estate.

This movement, so far as it has already

begun to develop, is distinctly different in character from that which prevailed last winter and spring. Then the most con-apicuous factor in the market was a demand by speculative builders and realty companies for sites on which to build housekeeping apartabout \$15,000, in exchange for free and clear lots.

WM. HENRY FOLSOM, 14 West 29th St.—Wants a small house in exchange for a five-story Harlem apartment house, equity \$22,000.

J. CHARLES O'BRIEN. 141 Broadway.—Wants a first-class manufacturing plant, with bollers, engines, &c., in Newark, Elizabeth or Jersey City: must have reliroad sliding and at least 12,000 square feet of land; cost not over \$50,000.

J. CLARENCE DAVIES & CO., 3d av. and 149th St.—Want improved properties paying 8 per cent. or better, avenues and comers preferred.

FREDERICK A. ROOTH, 22 East 18th St.—Wants a three-story dwelling between 14th and 34th sts., 6th and 9th avs. ments, tenements and, in lesser proportion dwellings, lofts, offices and apartment hotels. Now purchases of sites for housekeeping apartments and tenements are rare, while the purchases in the other classes of sites do not vary much from those of last year, some increase in apartment hotel construction barely compensating for a diminished constructional activity in private dwellings.

The feature of the current market is a conspicuous expansion of dealing in improved property Business houses, impelled by trade conditions and rising rents, are buying real estate for their own occupancy, thus inaugurating a movement in mercantile realty corresponding to that which has long

prevailed in private houses. It is suggestive that a company proposing to operate improved property solely as an investment is in process of formation.
The company, which is being promoted by well-known Pine street broker, will have a capital of \$8,000,000. It will be the first important one of its kind in the city, and the particulars concerning it will be ready for publication within a fortnight.

This year's speculation has comparatively

Hecoried Losses,
Liberty at, 98; Jefferson M Levy to Elise
Harbonier and ano, 3 yrs
8th st, 385 to 389 E; Leopoid Hellinger to
Barney Mechanic and ano, 3 i 3 yrs.
Bowery, 119 and 11914; Mary A McGuire to
James J White, 211-12 yrs.
Catharine at, 96 to 100 estate Anna Mead to
George Horn, 5 1-12 yrs.
Whitehall st, 43; Eliza Greise to Heyman
Kaufman, 2 yrs.
Whitehall st, 24 E; Sara Breslauer and ano to
Jacob Cohen, 3 yrs. little reference to immediate building opera-tions, at any rate along last year's lines. It is occupied especially with the prospect of enhancement in values expected to accrue in various parts of the city as the result of rapid transit and other public improvements, and is supported not so much by the old group of professional operators as by capitalists better known in Wall Street than in the real estate market, able to handle large properties promising distant instead of imme-

[Where no interest is stated read 5 per cent
Monroe st, 245: Abraham Isaac to Louis Oppenheim, asst of rents.

Monroe st, 255 to 259: Morris Apatow and
wife to Moses Esberg, 1 yr, 6 per cent.

Same to the State Bank, same property,
1 yr, 6 per cent.
Bowery, 212: Anna R Morris to M Taylor
Pyne, due Aug 1, 1904, 4 per cent.

Madison st, 273 and 275: Harris Sturtz and
ano to Joseph Spivack, prior mtge, instals, \$500 semi-annually, 6 per cent. The Western captains of industry brought to New York by consolidation of various manufacturing interests, notably the steel group, have become conspicuously identified with the new tendency in real estate specu-lation. In this respect, however, they are merely following the example of the city's established leaders of finance. Last week a speculative syndicate headed by Alfred Gwynne Vanderbilt, Ogden Mills, William Lanman Bull and Charles C. Worthington, made its first purchase on Washington Heights, the purchase comprising a tract of 125 lots belonging to the Deaf and Dumb Asylum. Another real estate company now being organized by a Broadway broker will contain prominent New York names in its directorate, although it is not known whether speculation will be its sole object a

George R. Rad has sold for the trustees of the Morgan School Fund No. 225 West Fifty-ninth street, a five-story building on lot 17.10x100.5, to Henry D. Hotekhiss, who recently bought Nos. 221, 223, 227 and 229. Mr. Hotekhiss now has a plot 89.2x100.5, which has cost about \$100.000. No immediate improvement is contemplated.

M. Lindhelm & Co. have sold for George W. Spitzner to Maximilian Morgenthau the plot of about 9.000 square feet at No. 84 and \$8 South street, running through to 167 Front street. It has a frontage of 35 8 on the former and 18.10 on the latter street, and the price was \$85,000. mer and 18.10 on the latter street, and the price was \$85,000.

M. & L. Hess have sold for William E. Finn to the Olsen Building Company No. 47 East Nineteenth street, a four-story brownstone dwelling on lot 25x92. A seven-story loft building will be erected on the site. Ogden A Clarkson have sold for the Mercantile Cooperative Bank to J. McDonaid the four-story dwelling, 15x60x100, No. 254 West Twenty-fifth street.

Pauline S. Baker has sold No. 76 Irving place. a six-story apartment house, on plot 26x106.8.

Pauline S. Baker has sold No. 76 Irving place.
a six-story apartment house, on plot 26x106.8.
Felix Donnelly and Eliza McKibbon have sold Nos. 215 and 217 West Thirty-third street, two three-story brick dwellings, on plot 40x95.9.
Gussaroff & Steindler have sold to Fannie Manheimer No. 159 East 105th street, a five-story double flat, on lot 25x100.11.
Pease & Elliman have sold for William Reynolds Brown to a client of De Blois & Eldridge No. 103 East Thirty-minth street, a four-story dwelling, on lot 16 \$x98.9.
Well & Mayer have sold the six-story tenement, on lot 20x100, at the northwest corner of Henry and Catharine streets.
G. Tuoti & Co. have leased for Well & Mayer the seven-story tenement at 212 Grand street, for five years, at an aggregate of \$24,500; for M. Rofrano, the new six-story tenements at 170-172 Thompson street, for five years, at 81 \$36,000; for Adler & Herman, of to six-story tenements on the corner of irst avenue and 104th street, for five years, 125,000; and for H. Herb, two five-story nements at 316-318 East 113th street, for re years, at \$52,800.

## DOWNTOWN.

(South of Fourteenth st.) James st. 56. e s. 25x100. Max Bonwit to Sadle I Bonwit, rs \$1.50, mige \$32,500 James st. 56. e s. 25x100. Hyman Levy to Sadle I. Bonwit, all title, rs \$1.50 James st, 54. e s. 25x100. Max Bonwit to Hyman Levy, all title, r s \$1.50, mige \$22,500 ns. 525 w 5th av. 25x103.3. Josephine trus to Sarah Lazarus, 12 part. r s carus to Sarah Lazarus, 15 part, r s s s mage \$10,000 to 4,55 part, r s s t, 45 to 455 part, par East of Fifth ar. between Fourteenth and 110th ste.

n s. 219 e 1st av. 25x102.2 August e to Frank Eberhart and ano. r s rige \$12.000

wer av. n.s. 24 9 c Weisster av. 10 s. st. weisster av. a irregular aiso Fox st. 3 at 0 c s. 186th 8. 41.11x35as-16x40.8. suit Wirth 10 Athert A. Ettlin, r.s. 25.25. Age. 48.600 at. s. 160 w. Park av. 18x102.2. Charles Simpidna referer. to Jacob Cohen, r.s. Simpling, referee, to Jacob Cohen, 1 bc. mtge \$12,000 k Robert C Myles to at 11 E 201,000 k Robert C Myles to dilecturing Lour 7 s \$1.25 mtge \$16,000 st \$21.323 W \$5.98100.5 Rosing Vollege to Atlantic Realty Co. 7 s \$4.50 mtge Nalumon Mara mige \$19.000

West of Fifth as between Fuurteenth and 110th ste ! West End av w. 22 a 90th at 272402 irreg Clara h Jerger to John D Higgins, r. 54. mige \$20,560 ge Bucker by Action 18th at De Asifes brees to 17th 18th at no bales of the av. 50 7292, John Colonian referen to Izonald Medredle, a 212 25

128th at, a.s. 125 c fth av deated Title Gunt and Trust Co loans the Ten Asso. Manhottan Island, north of 10th M Annualisa Izional, north of high at 1 46 W. 202100.11 Many Cohen to Francisco I notice \$7.500 of Francisco II notice \$1.000 of Francisco III notice \$1.000 of Francisco III notice \$1.000 of Francisco I notice \$1.000 of Francisco II notice \$1.000 of Francisco I notice \$1.000 of Plans Flied for New Buildings Chapte of Fourteensk st.) Min at 187 toppers ement to learnered and above John J Schlost for 5 % owner. Albert J. Adams. 21 Min at architect Direction of the control of the second of the control of the contr

Manuagional P improvement to tenement and story followed mouth (12 Chambers M. story ( E Held 166 2 181) to seek! Acct post throat of Fifth at delicate a consecute and the bar at the said become one of the said become one of the said and become one of the said and become of the said of the said become the bar at the said of the said I hereover to Mad? a Categorie. The state of the last terms 17 ARAM Knopper hoels as: 17 All Allens 1 - MARK System in history to the of the second prints the the second is a second print to the second prints to the second point to the second prints to the second p Principles of these or a second of the control of t s libra e prosperioder at the adda. I fee the state parties and laboration of the state of the s Morris at the parties of heart for another than the property of a state of heart for another and a state of a On a name of all again to the control of the contro 

REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY. WANTS AND OFFERS.

WANTS.

CHAS. H. FASTON & CO., 116 West 42d St. - Wants a house in the 50s between Madison and 6th

a house in the 50s between Madison and was avs., for a cash buyer.

FOLSOM BROS., 835 Broadway.—Want tenementa, improved and unimproved, for cash customers. Also, a three-story dwelling between 50th and 90th sts., 3d and Park avs., valued at about \$15,000, in exchange for free and clear lots.

OFFERS.

Raives to Sara R Krakower, mtge, \$18,00.

Recorded Leases.

Recorded Mortgages.

Oowntown.
(South of Fourteenth st.)
[Where no interest is stated read 5 per cent.]

(East of Fifth at, between Fourteenth and 110th sta.)

WEST SIDE

West of Fifth at, between Fourteenth and 110th sts.)
West End av, 8970. Henry Blendermann to
John Haydock, 1 yr, 6 per cent
West End av, 895. Jacob Hendermann to
John Haydock, 1 yr, 6 per cent
Sth st ss, 325 e 11th av; Thomas Crowther
to V Loewers Gambrinus Brewing Co.

1 yr 46th st, 306 W: Emma M Thompson to John A Steinmetz, I yr 6 per cent 82d st, 115 W: Mary C Hollingsworth to George F Salter, prior mige \$16,000, I yr.

6 per cent
6th at, n s. 500 w Central Park West: Charles
M Rosenthal to Bond and Mortgage Guar
antee Co, building loan, due Aug 29, 1902. 6
per cent.

HARLEM.

(Borough of The Bront.)

(Borough of The Bront.)

181st st, as, 325.3e Morris av. Henry S Gamp and and to Charlotte Recke, 3 yrs
Macombe road, w s at southerly boundary line of farm formerly of Lewis G Morris. West Farms, contains 2 579 1000 acres. Preston J Gibson to Edward D White, demand, 6 percent.

Tinton av. 1062: John A Vetter ito Sarah V Smith, due July 1, 1903, 6 per cent.

Decatur av. e. s. 145.3 n 194th st. Alfred W F Guest to New York Building Lean Banking Co, installs 852.50 monthly, 6 per cent.

Decatur av. e. s. 145.3 n 194th st. Ernest B Wintersmith to Anthony Smyth, prior mige \$5,500, 1 yr

Assignments of Mortgages.

Beekman, Adelaide L. adma, to Adelaide L. Beekman and ano.
Ourtis F Kingsbury as trustee to Eugene
D Edmonds, exr. \$6,087

Elting, Cornellus W H, to Rachel A Elting, 2

aasts Greenthal, Saille, to Jacob H Belvin Gugzenheimer, Eliza, to Julia Raudnitz, 14

Mayer, Adelheid, to Lewis Hurst
Merello, Domenica, to Martin Guerino
Spivack, Joseph, to Charlotte Hastorf
Sturtz, Harris, to Charles Schmidt
Weeks, Bartow, S. trustee, to Marie J
McMillan, 2 asst
Ackermann, Joseph, and ano to William
Henry Stevenson, Jr
Ehrmann, Julius, to Jacob Scholle et al,
eaers, and trustees

114th st. 5 to 9 E. Charles Hesse vs Gund-

Mechanics' Liens.

Satisfied Mechanics' Liens.

Oct 15, 1801
Same property, William T Hookey vs same,
Oct 18, 1901.
2,034 :2
14th st, 365 K Clarke & Hogan va Bena
Wolff, Oct 16, 1904

River av. s w cor isotn st., is2 liazons irreg. Heary I. Morris vs Anna J Sturges et al. astys. Morris. S & M

Hutiding Loan Contract.

114th at, 527 to 541 E. Church E Gates & Co vs Morris Goldberg and ane Oct 10, 1901 Same property: Mattle Lignori vs same, Sept 2, 1901

Same property Clarke & Hogan vs same, Oct 15, 1801

Mayer, Adelheid, to Lewis Hurst

East of Fifth at, between Fourteenth and 10
East End av. w s. 28.2 s 22d st. also interior
lot: William Osterholz to John Bunke,
prior mtgr 88,000, 2 yrs, 6 per cent
lat av. 16.6; William Osterholz to Bernheimer
& Schmid, saloon lease, demand, 6 per
cent

M. HENRY FOLSOM, 14 West 29th St.—Offers an elevator apartment house on the West Side in the 80s, extra wide, equity \$65,000, will ex-change. Also, a twelve-story apartment house paying 7 per cent, net, will exchange; equity \$160,000. Also, on 26th st., near Broadway, a

private dwelling, extra wide, free and clear; price \$35,000; mortgage can be arranged. Also, a private house in the 40s, near Lexington av., will be sacrificed for quick cash.

CHAS. GRIFFITH MOSES & BRO., 1960 Amsterdam av.—Offers a corner plot, 90x100, excavated, at 3d av. and 174th st., lightly mortgaged; will exchange. Also, a choice store and fat property on 3d av. will exchange for Washington Heights lots.

RULAND & WhiTING, 5 Beckman St.—Offer a perfectly appointed country seat on the north shore of Long Island, having 75 acres of high land with one-half nile of shore front; price \$75,000, free and clear; will consider first-class New York property in exchange. Also, at Mamaroneck a country place on the shore with a large, perfectly equipped house, stables, &c., to lease for a term of years. Also, several fine water front properties close to New York city.

DE SELDING BROS. 149 Broadway Offer a

DE SELDING BROS., 149 Broadway.—Offer a fine avenue corner west of Broadway, near fine avenue corner west of Broadway, near Central Park.

FOLSOM BROS., \$35 Broadway.—Offer on 17th Market Park.

Folsom Bros., \$55 Broadway.—Offer on 17th Market Park.

English basement house, 18.6x160, price \$22,590.

Also, on \$4th st., adjoining Broadway, a four-story building, 25x160, price asked \$250,000.

Also, a four-story building, 25x160, in 33d st., near the station of the Long Island Railroad, price \$150,000. Also, a ten-story building on a prominent 5th av. comer, showing 6 per cent. on an investment of \$1,000,000.

City Real Estate.

Agents. Geo. R. Read.

\$1,000

2,830

nom

Auctioneers. W. J. Van Peit.

Geo. R. Read, REAL ESTATE.

Head Office: 60 Cedar St., near Nassan. Branch: 1 Madison Ave., 23d St. Brokers. Appraisers.

ASHFORTH & CO., Real Estate.

No. 51 West 42nd St. EDWARD ASHFORTH.

41/2% A. W. McLAUGHLIN & CO. Brokers and Dealers in Mortgages. 128 BROADWAY.

J. Romajae Brown.
ESTABLISHED IN 1856. J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers.
No. 33 WEST 33D STREET.
NORTHEAST CORNER BROADWAY
Telephoas, No. 351-351a.

POR SALE-SCRIP, SCRIP, SCRIP, or Lieu Land. F. S. PHILLIPS, Santa Barbara, Cal. Borough of Manhattan-Sale or Rent.

Down Town Properties FOR SALE AND TO LET RULAND & WHITING,

BARLEM.

(Manhattan Island, north of 110th st.)

Broadway, a e cor 184th st. Solomon Moses to Tille Welss, due Jan 1, 1903, 44; per cent.

184th st. ns. 200 w 1st av; Morris Goldberg to Berry B Simons, prior mtge \$26,000, due June 1, 1902 without interest.

113th st. ns. 200 w 2d av. Theress Airtabile to Philip Semmer Glass Co, prior mtge \$18,000, due June 1, 1902, 6 per cent.

1,400 BROADWAY, ABOVE 4TH ST. A very large, fine property, for improve-ment (two fronts); for, sale quite below value; might lease, long term. Apply to Wm. P. Seymour, 171 Broadway.

EXCEPTIONAL OPPORTUNITY!—Party suddenly compelled to live abroad, will sell beautiful remodelled house on 12th st., near 5th av.; for \$25,000 quick! Terms to sult.

WM. HENRY FOLSOM, 14 West 29th st. Above 14th st., 5th av. to East River. MURRAY HILL, cor. Lexington av.—Remodelled private house, leased October, 1902; pays 6 net; price, \$22,000, nne future. WM. HENRY FOLSOM, 14 West 29th st. 8,277

Above 14th st., 5th av. to North River. AI INVESTMENT.

well rented apartment yielding large return on capital invested after liberal allowance for expenses.

CHAS. H. EASTON & CO., Tel. 795-38th.

A BARGAIN. LONG ACRE SQUARE. We have most desirable plots in this section prices reasonable. FOLSOM BROTHERS, 835 Broadway. HAVE SEVERAL PRIVATE HOUSES, near 5th

FOLSOM BROTHERS, 885 Broadway. Borough of Brooklyn-Sale or Rent.

lach & Koch

Bast Broadway, 32: Adam M Schlegelmilch and ano vs Selig Palk

9th st, n s. 225 w 4th av, 252100.11. Rose
A Emerick and ano vs C M Silverman
Union Square, 5 to 6 Lillis A Schwarz
waelder vs liretano s.

Stin st, 131 E. Cort Construction Co vs estate of Thomas W Clarke.

\$30.00

Same property, John Fulton, Jr, vs same 1,700.00 WHARF PROPERTIES

FACTORY SITES. LEASED OR SOLD ON ATTRACTIVE TERMS Gowanus Canal and its Basins. EASY ACCESS FROM NEW YORK BAY. FOR PLANS OF PROPERTY AND TERMS

APPLY TO THE BROOKLYN IMPROVEMENT COMPANY, BD AVE. AND BD ST. BROOKLYN. THE ACME OF PERFECTION. PLAZA ST. NEAR PLATBUSH AV.

Three-story and basement white lithestone resiace, equies with every convenience, operhood,
beautiful Prospect Park, the Museum of Art.
Soldiers Monument and Electric Pountain,
if and rear laving on two avenues is offered
moderate price. Do not fail to inspect this
to date dwelling. CHAS, G. PETERISON, on
unless.

MAGNIFICENT DWELLINGS.

Facing Prospect Park 103 to 106 Prospect Park
west mont desirable accion four size; and basement limestone fronts, extension diriting rooms;
must be accio to be appreciated might take similar
should be acchaine. If ILLER, or promises.

Flate on Park Slope, from \$14 to \$33.

JNO. S. MACGILLIVRAY.

East Houston at, a a boll e Sheriff at, 432524 lives Morris, Nebusian W Hyan and ano va Leon Lanrowitz et al. attys. Whalen & D. 1881 at 1822 at 1824 lives and ano va Leon Lanrowitz et al. attys. Whalen & D. 1881 at 2010 at 1824 lives Morris S & M. Morri 311 Seventh avenue NEW TWO-FAMILY HOUSES End Day Sed Sen Q11567 NT -41 TWO FALL By Branner Are . Birth A. Birther . Birnobles.

PARK SLOPE. test 7 inches a fee test a language of test a language of test and the second of test and test a

MUST BE SOLD.

DO YOU WANT TO BUY

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furnished. Borough of Brooklyn-Sale or Rent.

\*\*\*\*\* **BRIGHTON PALACE** IN ENGLAND

in the bygone days, where King George IV.
held high revels, was one of the most pala
that structures in the United Kingdom, and
cost considerably more than \$1,000,000. The
superfority of the material and workmanship place for the coming Church of England Congress.

In the building of my new modern homes on Sterling place, between Washington and Underhill avenues, care has been taken to show durability as well as architectural beauty, and while the king's palace may be a more imposing structure, it does not in fact possess greater home comforts nor is it more pleasing to the artistic sense than these modern dwellings, whose near proximity to Prospect Park and the new institute of Arts and Sciences lends extraordinary attractions to them as homes for cultivated people.

from City Hall, New York, to Sterling place (time, 22 minutes). Open daily and Sunday, including Monday Wednesday and Friday evenings, until 9:30. WM. H. REYNOLDS, BUILDER, PREMISES. 

flats and Apartments to Tet-Mufurnished. Below 14th St.

WASHINGTON SQUARE, WEST -Corner; seven large, light rooms; rent \$75 per month. Apply to S. F. JAYNE & CO.,

254 West 23d St. A.—Ten Room Apartment. arge and light, heat and hall service; rent. \$75. The Stuyvesant, 238-44 East 13th. J. EDGAR LEAYCRAFT & CO., 19 West 42d st. Above 14th St., East Side.

> NEW AND SUPERB Apartments

for discriminating tenants, Cor. Madison Av., 90th St. 9 large rooms, 2 bathrooms; only two apartments to a floor; steel safes, telephone, sanitary garbage closets in each apartment.
Two elevators will run day and night. DUFF & CONGER, Agents,

Madison av., cor. 86th st. THE DUNSBRO,

120 EAST 31ST STREET, NEAR 4TH AVE. NOW COMPLETED AND READY FOR OCCUPANCY. THE ONLY ARSOLUTE FIRE.
PROOF APARTMENT NEAR
MURRAY HILL.
NINE ROOMS AND BATH, BUTLER'S PAN.
TRY AND SERVANTS' TOILPT, ALL NIGHT
ELECTRIC ELEVATOR, MAIL CHUTES, PAR.
QUET FLOORS THROUGHOUT, PERFECT IN
EVERY DETAIL AND CONVENIENT TO ALL
CARS, PARKS AND THEATRES.
RENT. \$1.500. CHARLES HIBSON,

'THE BENNINGTON," 142 to 146 EAST 27TH ST., near Lexington Av

84TH ST. AND LEXINGTON AVE.

now completed and ready for occupancy; modern high class apartment dwelling house; apartments of any size from 4 rooms and bath to W and 10 rooms and 2 baths; rents \$30 to \$125 per month. Gas and electric light, telephone, steam heat, hot water, gas ranges, sanitary plumbing and all night elevator service; can be seen Sunday; pamphiets upon application to the SUPERINTENDENT ON PREMISES.

THE GANOGA 35-37 EAST 27TH ST. NEW AND SELECT

Apartment Hotel Call day or evening, or send for descriptive booklet. 66 EAST 77TH ST.

CHOICE APARTMENTS. Eight rooms; all light; perfectly appot modern convenience; hall service. HIBSON, 34th st. and Lexington av.

CORNER FLATS, 17 Livingston place, Stuyve-sant Square, elevator; steam heat, most modern plumbing, telephone; attractive entrance; rents, \$1,000 to \$1.00. M BROTHERS, \$36 Broadway. 72D ST., 362 EAST-Apartments in the improved dwelling, 2, 3, 4 rooms, all light; bath, laundry, not and cold water, 56 to 513.50, halls heated. POLSOM BROTHERS, 835 Broadway. Above 14th St., West Side.

RIVERSIDE DRIVE. FIREPROOF APARTMENTS.

North cor. of sain st. nine story strictly fre-proof building, eight rooms and bath, finished in first class style; location finest in the city, with extensive views of the Hudson and liriver build-ing faces south and southwest, insuring abun-mer rent \$1.800, only one left tenant may select decorations.

ST. MCHOLAS AVENUE, COR. 120TH ST.

NEW HIGH CLASS APARTMENTS Suites 4 5 and 6 spacious light rooms, night ele-rator service, uniformed attendants, every mod-Rents \$45 to \$60.

THE APARTMENTS AT 235, 240, 242, 244 WEST 112 ST. are now open for inspection; 7-8 rooms. and bath; houses extra width; all modern improvements; agent on premises.

"THE LANGHOLM," 7th Ave. and 112th St.

Very desirable 6, 1, and 8 count operaments in the Langibulity to cent at moderate prices.

The house has all improvements and is one in the real possible organics for the complete and convent

THE COLUMBIA

Mount Morris Court,

345 WEST 31ST ST .. BETWEEN 8th & 9th AVENUES

REN'S 6000 TO \$1.200

# 1 bes | Ansuka THE MANCHESTER, FROM SAN AND STREET OF

BARFELDON.

NAME AND ADDRESS OF A STATE AND ADDRESS OF THE PARTY ADDRESS OF THE PARTY AND ADDRESS OF THE PARTY AND ADDRESS OF THE PARTY AND ADDRESS OF THE PARTY ADDRESS OF THE PARTY

flats and Spartments to Tet-Un-

Above 14th St., West Side.

GAINSBOROUGH, 112 RIVERSIDE DRIVE.

Between 83d and 84th Sts. One apartment of 9 extra large ooms, all outside; also 8-room apartments. House is equipped with private telephones, electric laundries, etc. Trimmed light. throughout with hardwood parquet floors. Tenants renting now can select decorations. Rents moderate. Superintendent on premises.

BUENA VISTA. 875-376 Central Park West, near 98th street.
Eight all light, extra large rooms and two
baths, also butler's Pantry. Overlooking the
most picturesque portion of Central Park,
most desirable location; modernly equipped
passenger clevator with all night service,
lighted by electricity, heated night and day,
direct telephone connection in each apartment, modernly equipped drying room.

Rents from \$1,100 to \$1,400.

Inquire of
S. HIRSH,
Tel. Call—1824 Harlem.
1368 5th av., N. Y. City,
or Superintendent on Premises.

Desirable Steam Heated Flats; GAS RANGES, ALL IMPROVEMENTS. LARGE ROOMS, FINE HOUSE, NO. 778 EIGHTH AV., near 48th St. RENTS MODERATE. APPLY TO JANITOR

Dwelling Rouses to Zet. Furnished.

HANDSOMELY furnished four-story house, near Union Square: 14 rooms: fine order; \$300 a month for winter; \$3,000 a year, one or more years.

CONDIT & PRATT, 1193 BROADWAY. Unfurnished.

.—HOUSES, unfurnished and furnished, in rable locations; rents, \$1,700 to \$18,000. FOLSOM BROTHERS, 835 Broadway. 51ST ST., 431 WEST-Ten rooms and bath; fine order; good neighborhood; \$800. JOSEPH COR-BIT & CO., 212 9th av.

Real Estate-Out of the City. Long Island -Sale or Rent.

109 ACRES, \$25,000; running stream; swell loca-tion; opposite Belmont, Meadow Brook, Hemp-stead. JONES, 189 Montague st., Brooklyn. Miscellaneous Sale or Rent.

FARMS IN "BLUE GRASS VIRGINIA"—Have for sale large and small farms, country estates, dairy and fruit farms, colonial mansions, &c.; our beautiful "Virginia and Carolinas," illustrated, showing photos of buildings, crops and landscape views, acut postpaid for 25 cents; handsomest farm catalogue ever issued. SOUTHERN FARM AGENCY, Lynchburg, Va.

Bral Estate at Auction. WILLIAM M. RYAN, Auctioneer, will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,

TUESDAY, DECEMBER 10TH, 1901. To close Estate of AUGUST ROESLER, Deceased, BY ORDER OF WILLIAM WICKE COMPANY. VALUABLE BLOCK OF GROUND.

Containing 22 lots, or 55,000 square feet of land, on FIRST AVENUE, Bet, 31st and 32d Sts.,

PROPOSED AVENUE A. When Avenue A is extended this property will face the river front.

80% may remain on bond and nortgage for one or five exert with privilege of paying of on 30 days' notice.

n 39 days' notice. Hon. WILLIAM N. COHEN, Atty., 2º William St. Hon. WILLIAM N. COHEN, Atty., 2º William St. WILLIAM M. RYAN, Aucti oneer, will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon, TUESDAY, DECEMBER 3, 1901. EXECUTORS' SALE, Absolute, Without Reserve,

16 EAST 18TH ST., BETWEEN BROAD WAY AND 5TH AVE e story from building with store, and four building: size of lat. 21 10x94 153 EAST 18TH ST.,

BET IRVING PLACE AND 3D AVE.
Three story, high stoop, basement and cellar brick Dwelling size of lot, 18 loags.
J. W. & C. H. Mel-BERMOTT, ESOS, ATTORNEYS.
156-157 BROADWAY.
MAPS AT AUCTIONEERS OFFICE, 149 BROADWAY. N. Y.

WILLIAM M. RYAN, Auctioneer,

will sell at auction at the New York Real Estate Salesroom, III Broadway, at 12 o'clock noon, Thursday, Dec. 5, 1901, Supreme Court Partition Sale, Under direction of EDWARD E. McCALL, Paq., 496 AND 498 PEARL ST.,

PORMING AN "L" WITH 53 AND 55 PARK ST., 696 PEARL NT Four story brick building on front and four story brick building on the rear size, 24 10480-94 brickning. based on the guide of the state of the state of the based on the front state of the state of the

WILLIAM M. RYAN, Auctioneer, will sell at suction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon, Partition Sale.

THURSDAY DESEMBER & DRILL THE ASSAY DECEMBER 5 1001

\$1 Last 110th St.,
BETWEEN \$13 AND MADISON AVS.,
There short, high stoop brownsione aweiling size the short terms blered.
William Fourtam Final's bog. Asty. White Final's Common of the stoop of the s

L J. PHILLIPS & CO., Auctioneers. Wednesday, Dec. 11th, 1901, PARTITION SALE,

The Ocean House Property

NEWPORT, R. L.

15 JOHN STREET, NEW YORK, LITT.

R. E. SIMON, Auctionser. L. J. PHILLIPS & CO., Auct're. AM TI DOMENT . Inc., Ga. 1988.

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Lant 234th and 236th 54s.

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Elevators and entrances from both streets.
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HAVE SYNDICATE WITH \$3,000,000 that will erect mercantile building for desirable tenants.
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ATTRACTIVELY FURNISHED homelike heated rooms; private hath; breakfast optional; gentlemen. 365 Lexington av., near 40th st. IRVING PLACE, 67—Handsomely furnished back parlor and square room; every convenience; table board optional. West Side

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 2219 ST., 31 EAST—Neely furnished back parlor, large suite; porcelain baths, also hall room, good table. 32D ST. 11 EAST. Large and small rooms, sunny.

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CARLTON AVE. 882 corner Greene newly furnished rooms, private taitle ensuite singly superior take. Private family, owner HINNY NT Me Desirable rooms fratchase board moderate prices well heated harase con venions to mouth Ferry

Bitantions Wanted Fem iles

Annes Andri Lar Arlangton would share a belief of Lapton to percent backs, to old the totalist of and extension of this are totalist off.

restanteen strated - Highes. First country about a country quantities an introduce our another many and but set, often an America

Last 234th and 235th 54s.

Last 234th and 235th

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